

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000
www.dnrec.state.de.us/DNRECeis
datamil.delaware.gov
www.state.de.us/deptagri

- | | | | |
|---|---|---------------------------------------|---------------------------------------|
| 1. Project Title/Name: | PAWNEE VILLAGE REZONING | | |
| 2. Location (please be specific): | between Bay Road (SR1/113) & Tub Mill Road, west of Keller Avenue | | |
| 3. Parcel Identification #: | 5-00-16300-01-5700-000
& 5-00-16314-01-1400-000 | 4. County or Local Jurisdiction Name: | Kent |
| 5. Owner's Name: | Pawnee Village, LTD. c/o Fred Voshell | | |
| Address: | 157 Princess Ann Avenue | | |
| City: | Viola | State: | DE Zip: 19979 |
| Phone: | 302.284.0734 | Fax: | 302.284.0776 Email: none |
| | | | |
| 6. Applicant's Name: | Pawnee Village, LTD. c/o Fred Voshell | | |
| Address: | 157 Princess Ann Avenue | | |
| City: | Viola | State: | DE Zip: 19979. |
| Phone: | 302.284.0734 | Fax: | 302.284.0776 Email: none |
| | | | |
| 7. Project Designer/Engineer: | Kercher Engineering, Inc. c/o Jeffrey C. Williams, P.E. | | |
| Address: | 254 Chapman Road, Suite 202 | | |
| City: | Newark | State: | DE Zip: 19702 |
| Phone: | 302.864.1098 | Fax: | 302.894.1099 Email: JCW@KercherEI.com |
| | | | |
| 8. Please Designate a Contact Person, including phone number, for this Project: | Jeffrey C. Williams, P.E.
302.894.1098 | | |

Information Regarding Site:

9. Type of Review: ☒ Rezoning ☐ Comp. Plan Amendment (Kent County Only) ☐ Site Plan Review
☐ Subdivision

10. Brief Explanation of Project being reviewed:

Pawnee Village, LTD. is proposing to rezone approximately 13.5 acres of AR & Multi zoned property which will lie on the east side of the proposed Thompsonville Interchange Service Road which Pawnee Village, LTD is proposing to design and build for DelDOT.

11. Area of Project(Acres +/-): 13.5 acres

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? ☐ Investment Level 1
☐ Investment Level 2 ☐ Investment Level 3 ☐ Investment Level 4 ☐ Environmentally Sensitive Developing (Sussex Only)

13. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.

14. Present Zoning: AR & Multi

Proposed Zoning: BG & Multi

16. Present Use: Agricultural

17. Proposed Use: Commercial & Residential

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

19. Comprehensive Plan recommendation:

If in the County, which area, according to their comprehensive plan, is the project located in:

New Castle ☐

Kent ☒

Sussex ☐

Suburban ☐

Inside growth zone ☐

Town Center ☐

Low Density ☐

Suburban reserve ☐

Outside growth zone ☐

Developing ☐

Other ☐

Environ. Sensitive Dev. District ☐

20. Water: ☒ Central (Community system) ☐ Individual On-Site ☐ Public (Utility)

Service Provider Name:

Artesian Water Co. is proposing a new community well on the western portion of this property along Tub Mill Road

Will a new public well be located on the site? ☒ Yes ☐ No What is the estimated water demand for this project?

It has not been determined

How will this demand be met?

Artesian Water Co. will design the system.

21. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)

Service Provider Name:

Kent County

22. If a site plan please indicate gross floor area: n/a

23. If a subdivision: ☐ Commercial ☐ Residential ☐ Mixed Use

24. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density
Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units:

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces:
Square Feet:

Proposed Use: % of Impervious Surfaces:
Square Feet:

27. What are the environmental impacts this project will have? **None**

How much forest land is presently on-site?

None

How much forest land will be removed?

None

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Recharge potential maps are available at

Kent County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>

Sussex County

<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>

New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.

<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☒ Yes ☐ No If "Yes," please include this information on the site map.

29. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres

☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☐ No

30. Are there streams, lakes, or other natural water bodies on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If the water body is a stream, is it: <input type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)			
If "Yes", have the water bodies been identified? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", please describe :			
31. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please list name:			
32. List the proposed method(s) of stormwater management for the site: This has not been determined			
Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):			
Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
33. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much?			
		Acres	Square Feet
		This has not been determined	
Open space proposed (not including stormwater management ponds and waste water disposal areas)		acres/Sq ft.	
What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?			
Where is the open space located?			
Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input type="checkbox"/> No			
34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they?			
35. Is any developer funding for infrastructure improvement anticipated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," what are they? Pawnee Village, LTD is proposing to design and build the proposed Thompsonville Interchange Service Road for DelDOT.			
36. Are any environmental mitigation measures included or anticipated with this project? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Acres on-site that will be permanently protected			
Acres on-site that will be restored			
Acres of required wetland mitigation			
Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed			
Buffers from wetlands, streams, lakes, and other natural water bodies			
37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

38. Will this project generate additional traffic? ☐ Yes ☒ No **This is for rezoning.**

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season

What percentage of those trips will be trucks, excluding vans and pick-up trucks?

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

The Thompsonville Road Interchange Service Road will eventually connect Thompsonville Road to Colony West Drive.

40. Will the street rights of way be public, private, or town? **Public**

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

42. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **Commercial land south of subject parcels.**

43. Are there existing or proposed sidewalks? ☐ Yes ☒ No; bike paths ☐ Yes ☒ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☐ Yes ☒ No

44. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☒ Yes ☐ No **by DelDOT**

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

- ☐ Buildings/Structures (house, barn, bridge, etc.)
- ☐ Sites (archaeological)
- ☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ☒ No

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
☐ Yes ☒ No If yes, please List them:

45. Please make note of the time-line for this project: **As fast as possible.**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner

Date

Signature of Person completing form
(If different than property owner)

Date

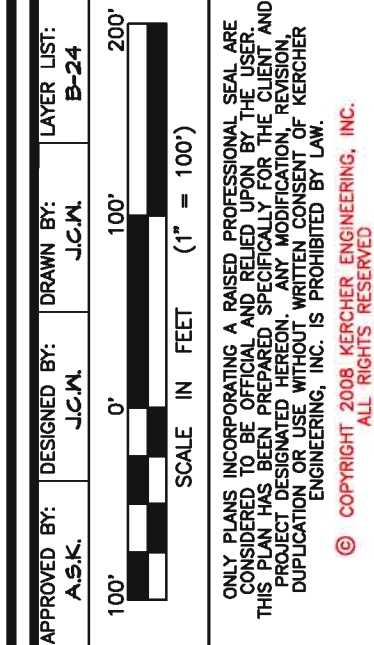
Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Suite 302, Haslet Building, Third Floor, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO REZONE ALL OF PARCEL 5-00-163.14-01-14.00-000 AND A PORTION OF PARCEL 5-00-163.00-01-57.00-000 FROM AR - AGRICULTURAL RESIDENTIAL DISTRICT AND MALT TO BG - GENERAL BUSINESS DISTRICT.

[illegible]

KENT COUNTY PLANNING OFFICE FILE NO.:
REZONING PLAN
PAWNEE VILLAGE
MILFORD HUNDRED - KENT COUNTY - DELAWARE



















JOB No:
07-1202 E

PLAN DATE:
Dec. 4, 2007

SHEET No.:
1 of 1

Preliminary Land Use Service (PLUS)

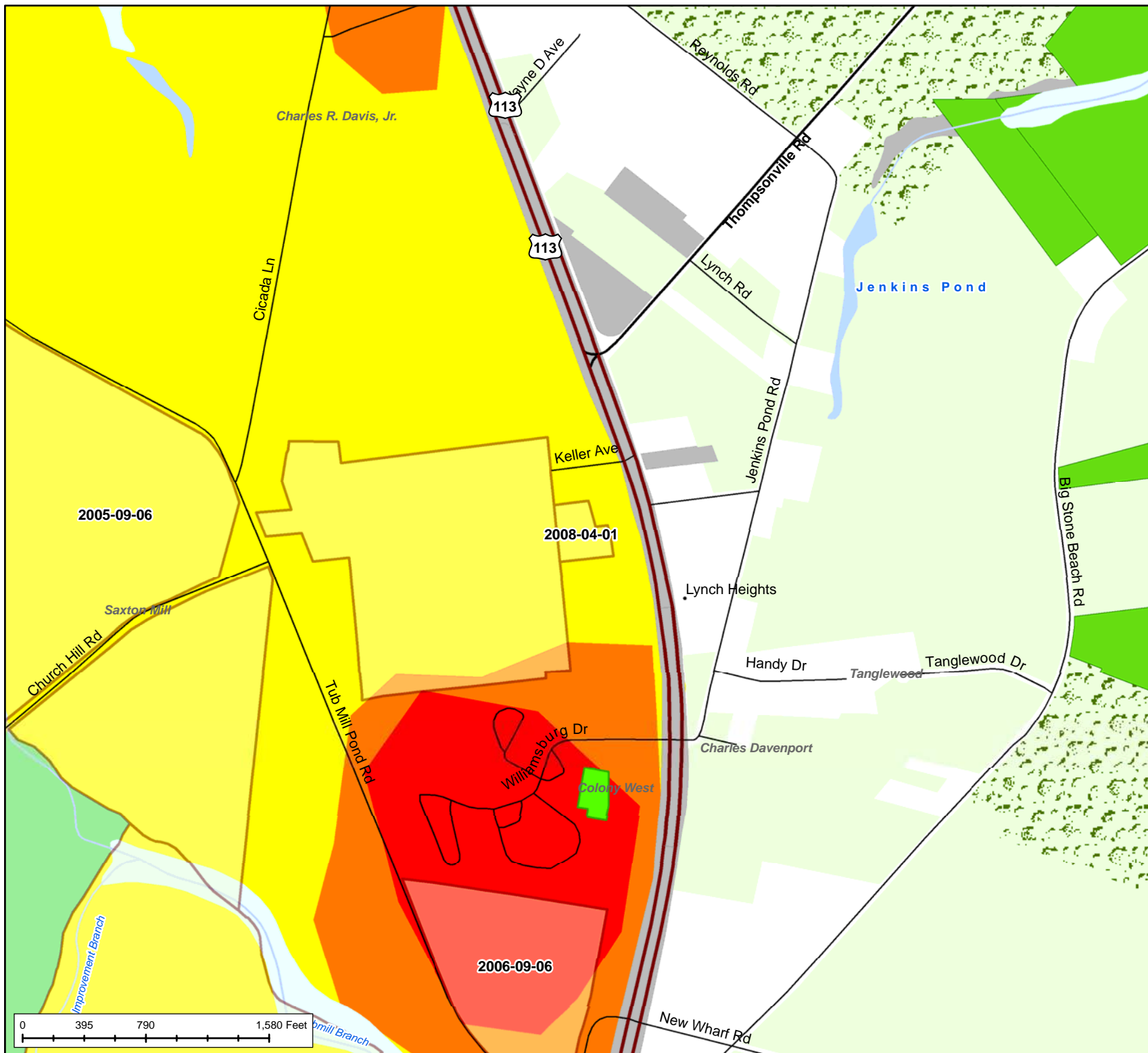
Pawnee Village
2008-04-01

-  Project Areas
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture
- State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

1:10,000


















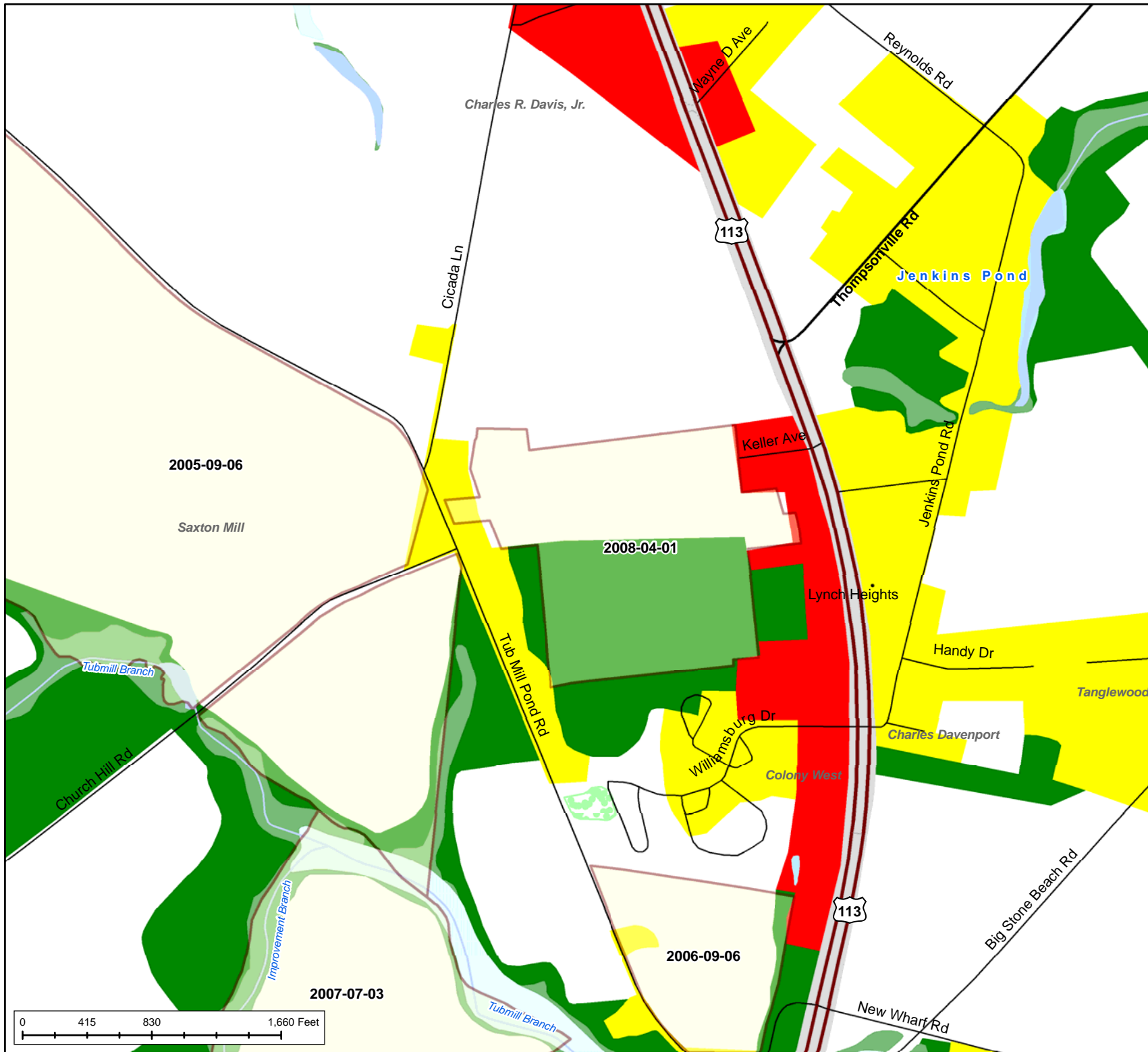
Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Pawnee Village
2008-04-01

-  Project Areas
-  Municipalities
- 2002 Land Use/Land Cover**
 -  Residential
 -  Commercial/Urban
 -  Industrial
 -  Trans./Comm./Utilities
 -  Institutional/Governmental
 -  Recreational
 -  Agriculture
 -  Scrub/Clear Cut
 -  Forest
 -  Water
 -  Wetlands/Wet Woods
 -  Beach/Sandy Area
 -  Extraction/Transition

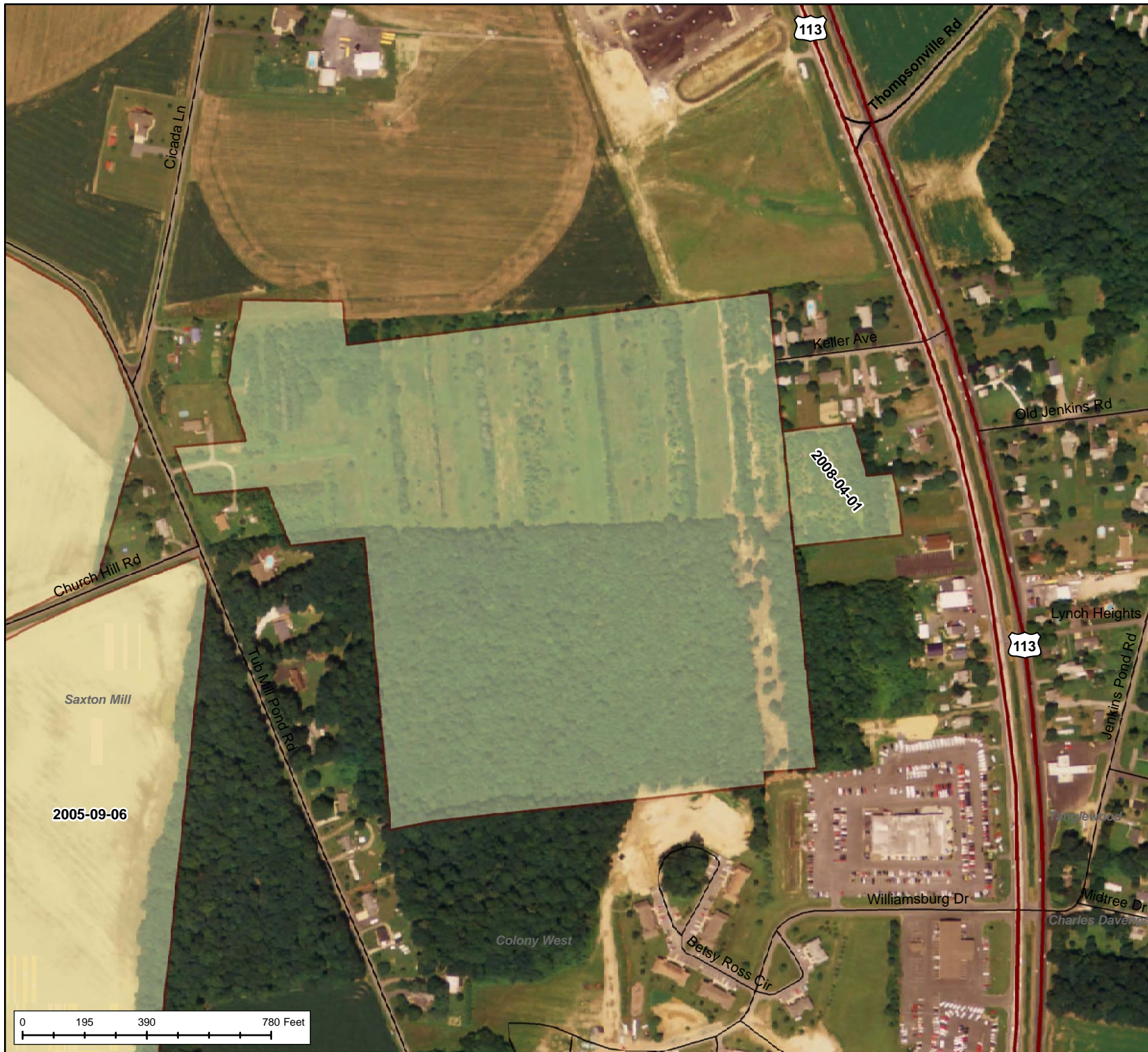


1:10,000



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov





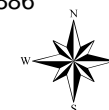
Preliminary Land Use Service (PLUS)

Pawnee Village
2008-04-01

-  Project Areas
-  Municipalities

2006 Orthophotography
courtesy of USDA (NAIP).

1:4,886



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov

